

REEDLEY PLANNING COMMISSION SPECIAL MEETING – December 5, 2018

The special meeting of the Reedley Planning Commission was held Wednesday, December 5, 2018, in the City of Reedley Council Chambers, 845 “G” Street, Reedley. Chair Perez called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE - led by Commissioner Hudson.

INTRODUCTION OF NEWLY APPOINTED PLANNING COMMISSIONER – Chair Perez introduced newly appointed Planning Commissioner William “Bill” Conrad. C. Conrad discussed his background for the benefit of the Commission and the public.

ROLL CALL

Commissioners Present: Dawn Barcellos, William Conrad, Ron Hudson, Pete Perez.

Commissioners Excused: Alberto Custodio.

City Staff Present: Rob Terry, Community Development Director, and Ellen Moore, Associate Planner.

PUBLIC COMMENT

Chair Perez opened and closed the public comment period at 5:04 p.m. after noting there was no public comment.

CONSENT AGENDA

C. Hudson moved, C. Conrad seconded, to approve all items listed under the Consent Agenda as follows:

1. Minutes of Special Meeting, November 8, 2018 - Recommend Commission Approve.

Motion carried by the following vote:

AYES:	Hudson, Conrad, Perez.
NOES:	None.
ABSTAIN:	None.
ABSENT:	Barcellos, Custodio.

C. Barcellos entered the Council Chambers at 5:10 p.m.

ADMINISTRATIVE BUSINESS

2. Consideration of Sphere of Influence Expansion Application 2018-1

*Through Resolution No. 2018-15, staff recommends that the Planning Commission take the following actions:*

- a) RECOMMEND THAT THE CITY COUNCIL FINDS that no new environmental document is required for this project, pursuant to California Environmental Quality Act Guidelines, Section 15162 and 15168(c)(2), as determined in Environmental Assessment No. 2018-17.
- b) RECOMMEND THAT THE CITY COUNCIL APPROVE Sphere of Influence Application No. 2018-1, thereby directing staff to request a Sphere of Influence Expansion through the Fresno Local Agency Formation Commission (LAFCo).

Director R. Terry presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Perez opened the public hearing at 5:16 p.m. and closed the public hearing after noting there was no public comment.

C. Hudson moved, C. Barcellos seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council approve Environmental Assessment No. 2018-17 and Sphere of Influence Application No. 2018-1 through Resolution No. 2018-15. Motion carried by the following vote:

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AYES: Hudson, Barcellos, Conrad, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Custodio.

PUBLIC HEARING

3. Consideration of Annexation Application No. 2017-1, General Plan Amendment Application No. 2017-1, Change of Zone (Pre-Zone) Application No. 2017-1, and Tentative Subdivision Map No. 6178  
*Through Resolution No. 2018-16, staff recommends that the Planning Commission take the following actions:*
- a) RECOMMEND TO THE CITY COUNCIL ADOPTION of the Mitigated Negative Declaration, dated November 8, 2018, prepared for Annexation Application No. 2017-1, General Plan Amendment 2017-1, Change of Zone (Pre-Zone) Application No. 2017-1, and Tentative Subdivision Map No. 6178.
  - b) RECOMMEND TO THE CITY COUNCIL APPROVAL of Annexation Application No. 2017-1, which proposes to annex the subject territory (40 gross acres) into the City of Reedley and detaching from the County of Fresno, the Fresno County Fire Protection District, and the Kings River Conservation District.
  - c) RECOMMEND TO THE CITY COUNCIL APPROVAL of General Plan Amendment Application No. 2017-1, which proposes to reclassify a 40-acre parcel from 20 acres of Low Density Residential and 20 acres of Medium Density Residential to 37 acres of Low Density Residential and 3 acres of Neighborhood Commercial.
  - d) RECOMMEND TO THE CITY COUNCIL APPROVAL of Change of Zone (Pre-Zone) Application No. 2017-1, which proposes to pre-zone a 40 gross acre parcel to 37 acres of R-1-6 Single Family Residential and 3 acres of CN (Neighborhood Commercial) zone district designation in preparation for annexation, consistent with the proposed amended Reedley 2030 General Plan.
  - e) RECOMMEND TO THE CITY COUNCIL APPROVAL of Tentative Subdivision Map No. 6178, which proposes to subdivide 40 gross acres into 150 single-family lots and 3 acres of commercial land.
  - f) RECOMMEND THAT THE CITY COUNCIL OF THE CITY OF REEDLEY SUBMIT A REORGANIZATION APPLICATION to the Fresno Local Agency Formation Commission.

Associate Planner E. Moore stated that the posted agenda listed sub-items c) through h) instead of restarting the lettering from a) through f) and corrected the letting for the record. Associate Planner E. Moore presented the staff report to the Planning Commission. The Planning Commission asked questions of staff. Chair Perez opened the public hearing at 5:36 p.m.

David Duda, Director of Planning at 4-Creeks, spoke on behalf of the project. Jim Robinson of San Joaquin Valley Homes, spoke on behalf of the project. JR Shannon, property owner, spoke on behalf of the project. The Planning Commission asked questions of the project applicants. Chair Perez closed the public hearing at 5:42 p.m.

C. Barcellos moved, C. Conrad seconded, whereas the Planning Commission, using their independent judgement, recommended that the City Council adopt the Mitigated Negative Declaration, dated November 8, 2018, and approve Annexation Application No. 2017-1, General Plan Amendment Application No. 2017-1, Change of Zone (Pre-Zone) Application No. 2017-1, and Tentative Subdivision Map No. 6178 through Resolution No. 2018-16. Motion carried by the following vote:

AYES: Barcellos, Conrad, Hudson, Perez.  
NOES: None.  
ABSTAIN: None.  
ABSENT: Custodio.

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FUTURE AGENDA ITEMS

- December 6, 2018 – Cancelled
- December 20, 2018 – Cancelled
- January 3, 2019 – Cancelled
- January 17, 2019 – Annexation, Pre-Zone, Vesting Tentative Subdivision Map Applications
- February 7, 2019 – Regular Meeting

C. Barcellos left the meeting at 5:51 p.m.

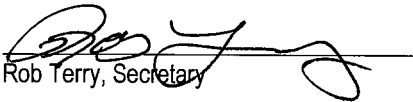
COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director R. Terry added the Director's Report to the agenda and updated the Commission on community development activity.

ADJOURNMENT

Meeting adjourned at 5:55 p.m.

ATTEST:

  
Rob Terry, Secretary

  
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Pete Perez, Chair  
Reedley Planning Commission